

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

<b>Address</b>	2815 Lakeridge Court, Tulare, CA 93274	<b>Order ID</b>	6751334	<b>Property ID</b>	28487649
<b>Inspection Date</b>	06/25/2020	<b>Date of Report</b>	06/30/2020		
<b>Loan Number</b>	41046	<b>APN</b>	184-170-083-000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Tulare		

**Tracking IDs**

<b>Order Tracking ID</b>	20200624_BPOs	<b>Tracking ID 1</b>	20200624_BPOs
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Mancebo, Kristopher	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,779	weeds growing in yard. Landscaping looks neglected. No other glaring defects no other deferred maintenance.	
<b>Assessed Value</b>	\$230,000		
<b>Zoning Classification</b>	residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes (lock box )		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$250		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$250		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

**Neighborhood & Market Data**

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Slow	average neighborhood with average appeal. No commercial or industrial influences. some REO some short sale but not predominate no board up homes near schools, shopping, and other amenities.	
<b>Sales Prices in this Neighborhood</b>	Low: \$195,000 High: \$300,000		
<b>Market for this type of property</b>	Decreased 2 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	2815 Lakeridge Court	2393 E Tuolumne Ave	3114 Brickfield Ave	2294 Clover Meadow Ave
<b>City, State</b>	Tulare, CA	Tulare, CA	Tulare, CA	Tulare, CA
<b>Zip Code</b>	93274	93274	93274	93274
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.79 <sup>1</sup>	0.21 <sup>1</sup>	0.38 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$264,900	\$254,900	\$234,900
<b>List Price \$</b>	--	\$264,900	\$254,900	\$240,000
<b>Original List Date</b>		05/20/2020	01/03/2020	05/19/2020
<b>DOM · Cumulative DOM</b>	-- · --	38 · 41	70 · 179	39 · 42
<b>Age (# of years)</b>	13	8	14	16
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story traditional	1 Story traditional	1 Story traditional	1 Story traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,486	1,690	1,614	1,322
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	7	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	Pool - Yes	--
<b>Lot Size</b>	.14 acres	.15 acres	.14 acres	.16 acres
<b>Other</b>	fence	fence	fence, f, p porch	fence porch

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Current Listings - Cont.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

- Listing 1** Turn-key home with all of the right touches. Welcome to your newer construction 3 Bedroom & 2 Bathroom home with magnificent curb-appeal. Upon entering you will be greeted by a great open floorplan concept boasting beautiful granite countertops in the kitchen. Your spacious master bedroom and bathroom with dual sinks makes this a perfect owner's retreat. The backyard offers lots of additional yard, perfect for summer bbqs or space to keep the kids and pets entertained
- Listing 2** : Immaculately cared for home with all of the right upgrades and finishes. Located in the prestigious Windmills gated community, this 3 bedroom & 2 bathroom home boasts the perfect pairing of Granite countertops & stone backsplash in kitchen, in addition to custom 20-inch tile with matching keystone accents. This home includes a living room, family room, spacious master suite with his-and-her sinks and walk-in closet. The backyard features lots of cement with room on the side for all of your toys. The Windmills community amenities include a private clubhouse, huge pool, soccer field, volleyball courts & a beautiful park with playsets for the kids.
- Listing 3** Move in ready 3 bed 2 bath home, close to all amenities. Once inside the home, the open living, dining and kitchen is ideal for entertaining. The wood accent wall in the living room provides a focal point for the space. The kitchen has a breakfast bar that is perfect for parties and daily life. In the kitchen you have everything you need plus ample counter space. Down the hall there are 2 guest bedrooms that share a bathroom, indoor laundry and the master suite. The master offers a large bedroom and an attached bathroom with dual vanities, water closet, large shower and closet. In the backyard there is plenty of grass

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2815 Lakeridge Court	2105 Lanai Court	1987 E Bridger Ave	1797 Cabrillo Ave
City, State	Tulare, CA	Tulare, CA	Tulare, CA	Tulare, CA
Zip Code	93274	93274	93274	93274
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.89 <sup>1</sup>	0.62 <sup>1</sup>	0.77 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$269,000	\$259,900	\$234,900
List Price \$	--	\$255,000	\$248,900	\$234,900
Sale Price \$	--	\$250,000	\$245,000	\$230,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	03/19/2020	03/19/2020	03/10/2020
DOM · Cumulative DOM	-- · --	69 · 69	110 · 119	32 · 32
Age (# of years)	13	21	16	18
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story traditional	1 Story traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,486	1,710	1,707	1,405
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	7	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.19 acres	.16 acres	.14 acres
Other	fence	fence f, p patio	fence patio	fence f, p porch
Net Adjustment	--	-\$6,500	-\$3,500	\$0
Adjusted Price	--	\$243,500	\$241,500	\$230,000

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Recent Sales - Cont.

**Reasons for Adjustments** Why the comparable sale is superior or inferior to the subject.

- Sold 1** adj -2000 for sq ft gla -2500 for lot size and -2000 for patio and f/p Beautiful 3 bedroom home on a large corner lot! The front yard has updated with artificial turf allowing for low maintenance landscaping with RV parking and a vinyl gate and vinyl fencing along the westside of the house. A tile roof and lots of concrete out front. Inside you'll find a large living room with a lovely stone fireplace. The spacious master bedroom has a large walk-in closet and backyard access.
- Sold 2** adj -2000 for sq ft gla adj -1500 for patio : Lovely Home in desirable Kaweah Estates. Open floor plan with vaulted ceilings. Spacious master suite, indoor laundry, tile and new carpet floors. Large welcoming front porch and a backyard oasis that features a huge patio which stretches the entire length of the house. Nice storage building and a small water feature. both side yards are gated for a dog run or storage. Refrigerator, washer and dryer are included. This well maintained, newer family home is priced well below similar homes in the area
- Sold 3** no adj made Great spacious home in South East Tulare. This home features 3 bedrooms, 2 baths, a spacious living room with fireplace. This open floor plan is perfect for entertaining. The backyard features a covered patio, storage shed and added concrete. Tile roof, matured landscaping, and spacious yard are just a few perks to this home.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No sales or listing history found in mls or tax records for the last 12 months.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$239,500	\$240,000
<b>Sales Price</b>	\$239,500	\$240,000
<b>30 Day Price</b>	\$229,000	--
<b>Comments Regarding Pricing Strategy</b>		
as is values bracketed by sold comps and taken into consideration that it has not been up dated and market trends. did a one mile radius search and bracketed sq ft gla when ever possible.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.
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## Subject Photos



Front



Address Verification



Side



Street

## Listing Photos

**L1** 2393 e tuolumne ave  
Tulare, CA 93274



Front

**L2** 3114 brickfield ave  
Tulare, CA 93274



Front

**L3** 2294 clover meadow ave  
Tulare, CA 93274



Front



## Sales Photos

**S1** 2105 lanai court  
Tulare, CA 93274



Front

**S2** 1987 e bridger ave  
Tulare, CA 93274



Front

**S3** 1797 cabrillo ave  
Tulare, CA 93274



Front

### ClearMaps Addendum

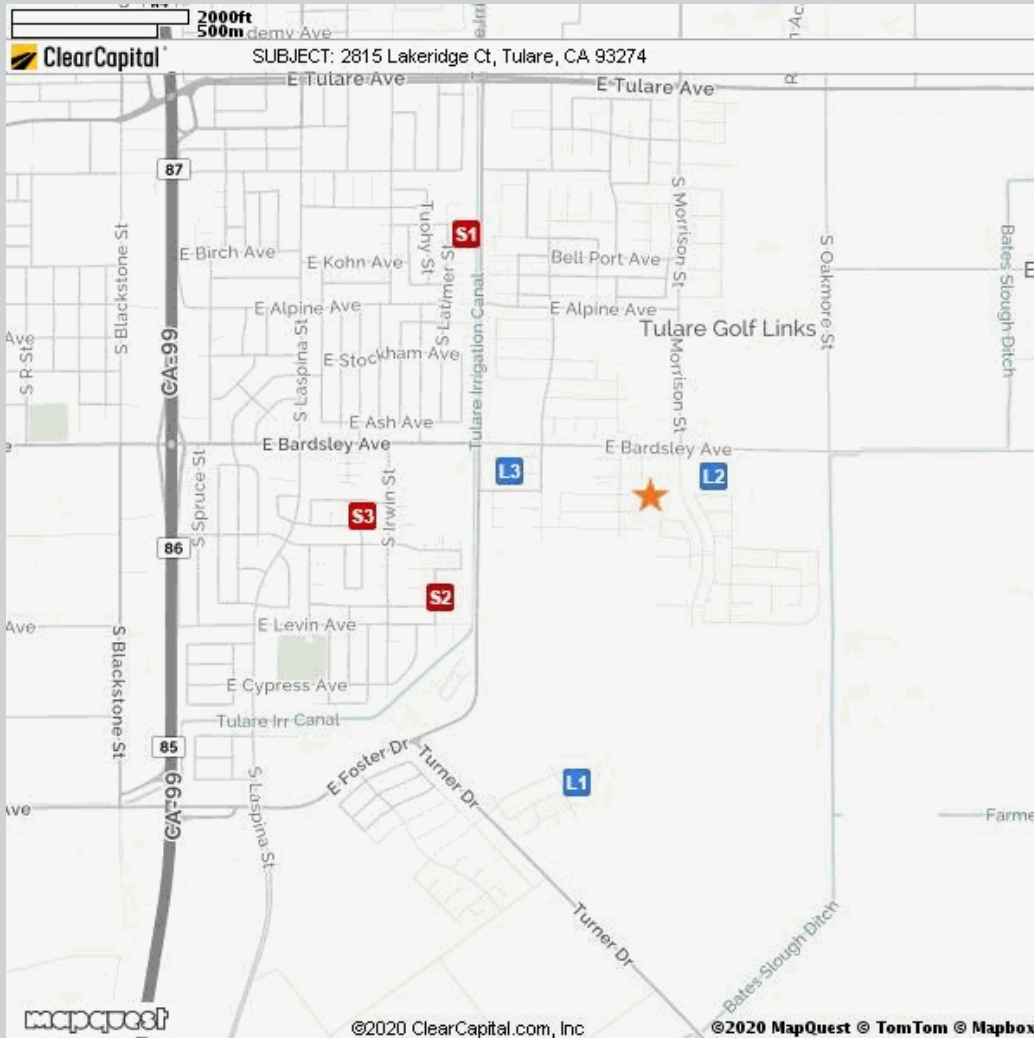
**Address** ★ 2815 Lakeridge Court, Tulare, CA 93274

**Loan Number** 41046

**Suggested List** \$239,500

**Suggested Repaired** \$240,000

**Sale** \$239,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2815 Lakeridge Ct, Tulare, CA	--	Parcel Match
L1 Listing 1	2393 E Tuolumne Ave, Tulare, CA	0.79 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3114 Brickfield Ave, Tulare, CA	0.21 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2294 Clover Meadow Ave, Tulare, CA	0.38 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2105 Lanai Court, Tulare, CA	0.89 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1987 E Bridger Ave, Tulare, CA	0.62 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1797 Cabrillo Ave, Tulare, CA	0.77 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

## Addendum: Report Purpose

### Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

## Addendum: Report Purpose - cont.

**Report Instructions**

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

\*\*If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible\*\*

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

## Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

## Broker Information

<b>Broker Name</b>	Patricia Pratt	<b>Company/Brokerage</b>	Avedian Properties
<b>License No</b>	01718514	<b>Address</b>	209 W Main St VISALIA CA 93291
<b>License Expiration</b>	11/11/2021	<b>License State</b>	CA
<b>Phone</b>	5596251885	<b>Email</b>	catdecorcna@gmail.com
<b>Broker Distance to Subject</b>	9.43 miles	<b>Date Signed</b>	06/30/2020

*By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.*

## Disclaimer

**This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.**

**Unless otherwise specifically agreed to in writing:**

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